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**IN THE UNITED STATES BANKRUPTCY COURT  
 FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

FILED  
 4/8/21 10:22 am  
 CLERK  
 U.S. BANKRUPTCY  
 COURT - WDPA

In re: : Case No.: 19-24484-GLT  
 : Chapter: 13  
 Jeffrey Paul Moore :  
 Kellie Elizabeth Moore :  
 :  
 : Date: 4/7/2021  
 Debtor(s). : Time: 02:30

**PROCEEDING MEMO**

**MATTER:** # 74 Amended Motion For Sale of Property under Section 363(b) 54 Main Street Ext.  
 Burgettstown, PA 15021  
 # 75 - CNO filed  
 # 76 - Proof of Publication in the Observer-Reporter on 3/19/21 and the  
 Washington County Reports on 3/18/21

**APPEARANCES:**

Debtor: Scott Lowden  
 Trustee: Owen Katz

**NOTES:**

Lowden: Sale was originally for \$164,700, and then reduced to \$160,000 because of an appraisal. The buyer is a good-faith purchaser. The estimated return to the seller is \$37,310. The sale was appropriately advertised and posted on the EASI system and revised on 3/23/2021. The sale proceeds will also be used to payoff a 2017 Kia Sportage from the Debtor's exemption to Jefferson Capital Systems, with remainder to go to the debtor.

Katz: There is an additional \$569.34 for the trustee fee in paragraph 8 of the Order.

[Property exposed for sale].

Lowden: Debtor moved to North Carolina and his wife will follow after the sale. Will amend the plan to provide 100% to creditors.

**OUTCOME:**

1. The *Motion for Approval of Sale Free and Clear of All Liens, Claims, and Encumbrances* [Dkt. No. 68] is **GRANTED**. [HT to issue the proposed order at Dkt. No. 68 with the following changes: (a) in paragraph 5 change "\$164,700" to "\$160,000 (with a seller's assist of up to \$9,600)"; (b) in paragraph 7, change "\$164,700" to "\$160,000"; (c) in paragraphs (4) and (5), insert the advertising costs of \$82.55 and \_\_\_, respectively; (d) in paragraph (8), insert "\$569.34"; (e) replace paragraph (9) with the following: "Exemption amount to Debtors, Jeffrey P. and Kellie E. Moore, up to the amount of \$43,820 (provided funds are available after payment of items 1 through 8) which shall be paid as follows: (i) first, an amount sufficient to payoff the outstanding secured debt owed to Jefferson Capital Systems on account of the Debtor's 2017 Kia Sportage; and (ii) second, any remaining portion of the exemption to be disbursed to the Debtors."]

**DATED:** 4/7/2021